Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 #166044

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $887,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Karen Johnson Davidson County
Batch# 950173 DEEDWARR
12/12/2022 08:52:36 AM 2 pgs
Fees: $13.00 Taxes: $3,285.23

20221212-0128487

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lex & Co., LLC 828 Old Hickory Blvd Brentwood, TN 37027	LEX & CO., LLC 824 Old Hickory Blvd. Brentwood, TN 37027	160-00-0-125

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Judy C. Brooks, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lex & Co., LLC, a Tennessee limited liability company**, hereinafter called Grantee(s), its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of RESUBDIVISION LOTS 2 & 3 SECTION ONE BOKOR HEIGHTS, as shown on plat of record in Book 4350, Page 48, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Glenn Cleo Brooks and wife, Judy C. Brooks by Warranty Deed from Zoltan J. Bokor and wife, Nina F. Boker, dated 03/31/1969, of record in Book 4322, Page 401, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Zoltan J. Bokor and wife, Nina F. Bokor by Warranty Deed from Benjamin J. Peters and wife, Clara J. Peters, dated 10/17/1969, of record in Book 4373, Page 438, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenn C. Brooks and wife, Judy C. Brooks by Quitclaim Deed from Zoltan J. Bokor, dated 06/04/1970, of record in Book 4422, Page 67, Register's Office for Davidson County, Tennessee.

The said Glenn C. Brooks died on 09/08/2017, leaving the said Judy C. Brooks the sole surviving tenant by the entirety.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 828 Old Hickory Blvd, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th day of December, 2022.

Judy C. Brooks

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Judy C. Brooks, a widow with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 6th of December, 2022.

Vladimir Gonzalez
Notary Public

My Commission Expires: Feb 24, 2024

(SEAL)

Vladimir Gonzalez
Comm. #GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary